



**9 Borage Road, Harrogate**

**£235,000**



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**#DARINGTOBEDIFFERENT**



A well-presented two-bedroom semi-detached bungalow with attractive landscaped gardens, private driveway parking and a versatile attic space, occupying a pleasant position on the north-western edge of town, within easy reach of both the town centre and open countryside.

The property enjoys excellent access to a wide range of local amenities, including a supermarket, medical centre, swimming pool, post office and primary school, while the town centre is just a short distance away and readily accessible via a regular bus service. Combining well-presented accommodation, attractive gardens and a superb location, this is a home that is sure to appeal to a broad range of purchasers.



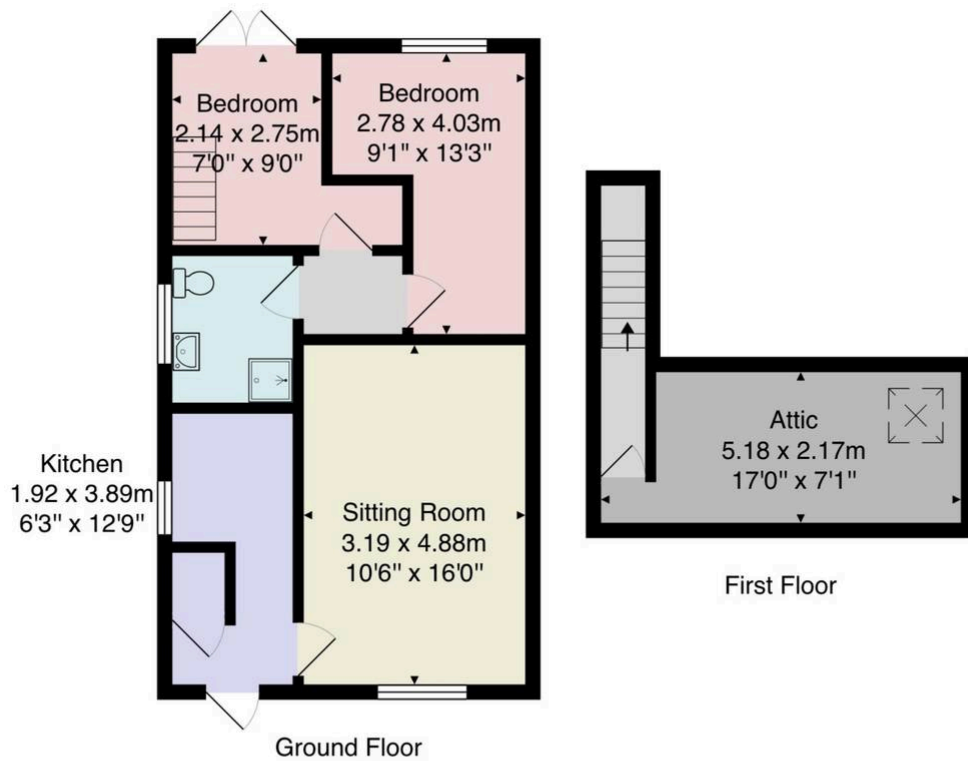
This charming home has been thoughtfully maintained and updated of recent years offering stylish and well-balanced accommodation ideally suited to a range of purchasers. Benefiting from uPVC double glazing and gas-fired central heating throughout, the accommodation comprises an entrance hall, a modern fitted kitchen, an inviting sitting room, two bedrooms and a contemporary shower room.

Of particular note is the second bedroom, currently arranged as a dining room, which features a staircase leading to a useful attic space. Flooded with natural light from a roof window, this versatile space offers excellent potential as a home office, hobbies room, dressing area or occasional guest accommodation.

The property is beautifully presented throughout, with tasteful décor, quality fittings and a light, airy feel that enhances its welcoming atmosphere.

Outside, the bungalow is complemented by delightful gardens. The enclosed rear garden provides a lovely private setting, with a well-kept lawn, mature shrubs and planting, patio seating areas and a timber garden shed. To the front, an attractive lawned garden enhances the property's kerb appeal, while a private driveway provides convenient off-street parking.





Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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